

# ATTACHMENT 7

## PLANNING DIVISION

9700 Seventh Avenue, Hesperia, California 92345  
(760) 947-1224 FAX (760) 947-1304

### MITIGATED NEGATIVE DECLARATION ND-2018-06

Preparation Date: December 18, 2018

Name or Title of Project: Specific Plan Amendment SPLA18-00001, Density Bonus Agreement DA18-00001 & Site Plan Review SPR18-00010

Location: 250 feet south of Main Street, on the west side of Eleventh Avenue (APN: 0408-183-12)

Entity or Person Undertaking Project: Hickory Tree II, L.P

Description of Project: Consideration of a Site Plan Review to construct a 50-unit multi-family development for Seniors in conjunction with a Density Bonus and Incentive Agreement and a Specific Plan Amendment from LDR to HDR located on 2.3 gross acres. The units will consist of 36, 1 Bedroom, 1 Bath units, and 14, 2 Bedroom, 2 Bath units. Eighty percent of the units will be market rental units, 1 of which shall be designated for an on-site manager. Twenty percent of the development or 10 units shall be restricted to Low-income Qualified Households. The Density Bonus and Incentive Agreement proposes to grant the Owner a density bonus of 4 Dwelling Units above the 46 Dwelling Units allowed by the High Density land use designation of the Property. As part of concessions, the City will accept 69 parking spaces, instead of 79 parking spaces. The City will accept a front yard setback of 15-feet, instead of a front yard setback of 25-feet. A total of 12% of landscaping is provided. Street improvements, including curb, gutter, and sidewalk will be constructed along the project frontage on Eleventh Avenue. An underground infiltration system will be designed to detain and infiltrate storm water run-off. The developer will construct a sewer line along Eleventh Avenue from Main Street to the southerly property line of the project.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no significant adverse environmental impacts to either the man-made or physical environmental setting with inclusion of the following mitigation measure and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

#### Mitigation Measure:

1. The applicant shall water all unpaved areas as necessary to control dust.
2. A pre-construction survey for the burrowing owl shall be conducted by a City approved, licensed biologist, no more than 30 days prior to commencement of grading.

A copy of the Initial Study and other applicable documents used to support the proposed Mitigated Negative Declaration is available for review at the City of Hesperia Planning Department.

Public Review Period: December 20, 2018 through January 18, 2019

Public Hearing Date: January 10, 2019 & February 5, 2019

Adopted by the City Council: N/A

Attest:

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DANIEL ALCAYAGA, SENIOR PLANNER

**CITY OF HESPERIA INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**

**PROJECT DESCRIPTION**

1. **Project Title:** Specific Plan Amendment SPLA18-00001, Density Bonus Agreement DA18-00001 & Site Plan Review SPR18-00010
2. **Lead Agency Name:** City of Hesperia Planning Division  
**Address:** 9700 Seventh Avenue, Hesperia, CA 92345.
3. **Contact Person:** Daniel S. Alcayaga, AICP, Senior Planner  
**Phone number:** (760) 947-1330.
4. **Project Location:** 250 feet south of Main Street, on the west side of Eleventh Avenue (APN: 0408-183-12)
5. **Project Sponsor:** Hickory Tree II, L.P.  
**Address:** 1667 E. Lincoln Avenue  
Orange, CA 92865
6. **General Plan & zoning:** The site is within the Low Density Residential (LDR) zone of the Main Street and Freeway Corridor Specific Plan
7. **Description of project:**

Consideration of a Site Plan Review to construct a 50-unit multi-family development for seniors in conjunction with a Density Bonus and Incentive Agreement and a Specific Plan Amendment from LDR to HDR located on 2.3 gross acres. The units will consist of 36, 1 Bedroom, 1 Bath units, and 14, 2 Bedroom, 2 Bath units. Eighty percent of the units will be market rental units, 1 of which shall be designated for an on-site manager. Twenty percent of the development or 10 units shall be restricted to Low-income Qualified Households. The Density Bonus and Incentive Agreement proposes to grant the Owner a density bonus of 4 Dwelling Units above the 46 Dwelling Units allowed by the HDR Zone of the Property. As part of concessions, the City will accept 69 parking spaces, instead of 79 parking spaces. The City will accept a front yard setback of 15-feet, instead of a front yard setback of 25-feet. A total of 12% of landscaping is provided. Street improvements, including curb, gutter, and sidewalk will be constructed along the project frontage on Eleventh Avenue. An underground infiltration system will be designed to detain and infiltrate storm water run-off. The developer will construct a sewer line along Eleventh Avenue from Main Street to the southerly property line of the project. **A site plan for the project is illustrated on page 2.**

8. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.)

The properties to the north are within the Office Commercial (OC) Zone of the Main Street and Freeway Corridor Specific Plan. The properties to the east are within the Pedestrian Commercial (PC) Zone. The properties to the south and west are within the Low Density Residential (LDR) Zone of the Specific Plan. Two commercial buildings and a bank are located to the north of the project site. The land to south is vacant. There is a shopping center on the opposite side of Eleventh Avenue to the east. A church exists to the west.

9. **Other public agency whose approval is required** (e.g., permits, financing approval, or participation agreement.) This project is subject to review and approval by the Mojave Desert Air Quality Management District, the Hesperia Water District, Southern California Edison, and Southwest Gas.

**EXHIBIT “A”**



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

|                          |                          |                          |                                  |                          |                                    |
|--------------------------|--------------------------|--------------------------|----------------------------------|--------------------------|------------------------------------|
| <input type="checkbox"/> | Aesthetics               | <input type="checkbox"/> | Agriculture & Forestry Resources | <input type="checkbox"/> | Air Quality                        |
| <input type="checkbox"/> | Biological Resources     | <input type="checkbox"/> | Cultural Resources               | <input type="checkbox"/> | Geology / Soils                    |
| <input type="checkbox"/> | Greenhouse Gas Emissions | <input type="checkbox"/> | Hazards & Hazardous Materials    | <input type="checkbox"/> | Hydrology / Water Quality          |
| <input type="checkbox"/> | Land Use / Planning      | <input type="checkbox"/> | Mineral Resources                | <input type="checkbox"/> | Noise                              |
| <input type="checkbox"/> | Population / Housing     | <input type="checkbox"/> | Public Services                  | <input type="checkbox"/> | Recreation                         |
| <input type="checkbox"/> | Transportation / Traffic | <input type="checkbox"/> | Utilities / Service Systems      | <input type="checkbox"/> | Mandatory Findings of Significance |

**DETERMINATION:** (Completed by the Lead Agency)

On the basis of this initial evaluation:

|                          |  |                 |
|--------------------------|--|-----------------|
| <input type="checkbox"/> | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.  | "De<br>minimis" |
| X                        | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.   |                 |
| <input type="checkbox"/> | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.   |                 |
| <input type="checkbox"/> | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |                 |
| <input type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.  |                 |

Signature

Daniel S. Alcayaga, AICP, Senior Planner, Hesperia Planning Division

Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting information sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

| I. AESTHETICS. Would the project:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Have a substantial adverse effect on a scenic vista <b>(1)</b> ?  |                                |                                       |                              | X         |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway <b>(1 &amp; 2)</b> ? |                                |                                       |                              | X         |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings <b>(1 &amp; 4)</b> ?  |                                |                                       |                              | X         |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area <b>(7)</b> ?  |                                |                                       | X                            |           |

**Comments.**

The property is currently vacant with scattered vegetation **(1)**. The site is not in close proximity to any scenic vistas, scenic resources or historic buildings **(2, 3 & 58)**. Eleventh Avenue is not considered a scenic highway. The site's proximity to existing development and the current site condition is evidence that the project would have a limited impact upon the visual character of the area. Consequently, the site is not considered a scenic resource.

The proposed multi-family development will not have any adverse impact to the aesthetics of the area as the development is subject to the Development Code and Main Street and Freeway Corridor Specific Plan **(5 & 6)**, which limit the building height and provide for minimum yard and lot coverage standards as implemented through the building permit review process. The proposed architectural designs and earth tone colors of the buildings will complement the surrounding developments. Consequently, development of the proposed project will not have a significant negative impact upon the visual character or quality of the area **(4)**.

The project will produce light similar to that already being produced by nearby developments and will be subject to the Development Code, which limits the amount of light produced at the boundary of the site, which will not have an adverse impact upon the surrounding properties. The lighting standard will ensure that the development will not have an adverse impact upon the surrounding properties. Further, lighting fixtures must be hooded and directed downward.

The Environmental Impact Report (EIR) for the 2010 General Plan Update addressed development to the maximum build-out of the General Plan **(7)**. This project site is not adjacent to sensitive land uses. Based upon regulations applicable to the project, the use will not adversely affect day or nighttime views in the area. Therefore, approval of the proposed use will not have a negative impact upon aesthetics.

| <b>II. AGRICULTURE AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and State Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use <b>(8)</b> ?  |                                |                                       |                              | X         |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract <b>(9)</b> ?  |                                |                                       |                              | X         |
| c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)) <b>(9 &amp; 10)</b> ?  |                                |                                       |                              | X         |
| d) Result in the loss of forest land or conversion of forest land to non-forest use <b>(1 &amp; 10)</b> ?   |                                |                                       |                              | X         |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use <b>(8 &amp; 10)</b> ?   |                                |                                       |                              | X         |

#### Comments.

The project site has been partially disturbed, and is not presently, nor does it have the appearance of previous agricultural uses. Additionally, the site does not contain any known unique agricultural soils. Based on the lack of neither past agricultural uses nor designated agricultural soils on the project site, it is concluded that the project will not result in significant adverse impacts to agriculture or significant agricultural soils. The soil at this location is classified by the U.S. Soil Conservation Service as Helendale loamy sand, 0 to 2 percent slopes. This soil is limited by high soil blowing hazard, high water intake rate, low to moderate available water capacity and low fertility **(8)**. The proximity of developed uses is further evidence that the site is not viable for agriculture. The U.S. Department of Agriculture, Soil Conservation Service (SCS) Soil Survey of San Bernardino County California Mojave River Area states that "Urban and built-up land and water areas cannot be considered prime farmland..." **(20)**. The project is located within an urbanized area which, according to the SCS, is not considered prime farmland. The site is also not within the area designated by the State of California as "unique farmland **(8)**." The City of Hesperia General Plan does not designate the site for agricultural use nor is the land within a Williamson Act contract. In fact, the project site is within the LDR Zone of the Main Street and Freeway Corridor Specific Plan **(5)**. Therefore, this project has no potential to be used for agriculture.

The City and its Sphere of Influence (SOI) is located within the Mojave bioregion, primarily within the urban and desert land use classes **(10)**. The southernmost portions of the City and SOI contain a narrow distribution of land within the shrub and conifer woodland bioregions. These bioregions do not contain sufficient forest land for viable timber production and are ranked as low priority landscapes **(11)**. The project site is located in the central portion of the City in the urban area and is substantially surrounded by urban development **(1)**. Since the site is not forested, this project will not have an impact upon forest land or timberland.

| III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan <b>(12, 13 &amp; 14)?</b>   |                                |                                       |                              | X         |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation <b>(12, 13 &amp; 14)?</b>  |                                |                                       | X                            |           |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) <b>(12, 13 &amp; 14)?</b> |                                | X                                     |                              |           |
| d) Expose sensitive receptors to substandard pollutant concentrations <b>(4, 12 &amp; 13)?</b>   |                                |                                       | X                            |           |
| e) Create objectionable odors affecting a substantial number of people <b>(1, 4, 12 &amp; 13)?</b>   |                                |                                       | X                            |           |

### Comments.

The General Plan Update and its Environmental Impact Report (EIR) addresses the impact of build-out in accordance with the Land Use Plan, with emphasis upon the impact upon sensitive receptors **(12 & 13)**. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The proposed shopping center is not expected to provide pollution at levels that would impact sensitive receptors.

The Mojave Desert Air Quality Management District (MDAQMD) has published a number of studies that demonstrate that the Mojave Desert Air Basin (MDAB) can be brought into attainment for particulate matter and ozone, if the South Coast Air Basin (SCAB) achieves attainment under its adopted Air Quality Management Plan. The High Desert and most of the remainder of the desert has been in compliance with the federal particulate standards for the past 15 years **(13)**. The ability of MDAQMD to comply with ozone ambient air quality standards will depend upon the ability of SCAQMD to bring the ozone concentrations and precursor emissions into compliance with ambient air quality standards **(12 & 13)**. All uses identified within the Hesperia General Plan are classified as area sources by the MDAQMD **(14)**. Programs have been established in the Air Quality Attainment Plan which addresses emissions caused by area sources.

The project will have a temporary impact upon air quality during its construction. The Building and Safety Division dust control measures include limited grading and site watering during construction. As a further safeguard against the potential for blowing dust associated, site watering shall be continued as needed to prevent nuisance dust in accordance with the mitigation measure on page 23.

The General Plan Update identifies large areas where future residential, commercial, industrial, and institutional development will occur. The GPUEIR analyzed the impact to air quality upon build-out of the General Plan. Based upon this analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with air quality impacts **(15)**. As part of the General Plan Update Environmental Impact Report (GPUEIR), the impact of development to the maximum allowable density permitted by the Land Use Plan was analyzed. The projected number of vehicles trips associated with this project is analyzed within Section XV. Transportation/Traffic. Further, the impact of a project does not meet any threshold which requires air quality analysis or mitigation under the Air Quality Attainment Plan **(14)**.



Consequently, the proposed development will not have a significant negative impact upon air quality, with imposition of mitigation measures.

| IV. BIOLOGICAL RESOURCES. Would the project:   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service <b>(16)</b> ? |                                |                                       |                              | X         |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service <b>(1 &amp; 16)</b> ?   |                                |                                       |                              | X         |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means <b>(1 &amp; 16)</b> ?                                       |                                |                                       |                              | X         |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites <b>(1 &amp; 16)</b> ?  |                                | X                                     |                              |           |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance <b>(1 &amp; 17)</b> ?   |                                | X                                     |                              |           |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan <b>(18)</b> ?  |                                |                                       |                              | X         |

#### Comments.

The site is not expected to support the Mohave ground squirrel, given the very low population levels of the species in the region and proximity to existing development. Further, the project site is outside the area considered suitable habitat for the species **(19)**. Similarly, the potential for the existence of a desert tortoise upon the site is extremely low. The site is also outside the range of the arroyo toad, which has been documented to inhabit a portion of the Tapestry Specific Plan and adjacent areas **(19)**.

Since the site contains native plant species, a biological survey was conducted by Circle Mountain Biological Consultants, Inc. to determine the presence of the desert tortoise, Mohave ground squirrel, burrowing owl, loggerhead shrike, and sharp-skinned hawk **(16)**. The biological report states that none of these nor any other threatened or endangered species inhabit the site. Since the burrowing owl is not sensitive to development and may occupy the site at any time, a mitigation measure requiring another biological survey to determine their presence shall be submitted no more than 30 days prior commencement of grading activities. There are no protected plants on the property **(16 & 17)**.

The project site is not within the boundary of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The General Plan Background Technical Report identifies two sensitive vegetation communities **(18)**. These vegetation communities, the Southern Sycamore Alder Woodland and Mojave Riparian Forest communities, exist within the Tapestry Specific Plan and vicinity **(18)**. The project site is located approximately four miles

to the north within the developed portion of the City. Consequently, approval of the project will not have an impact upon biological resources, subject to the enclosed mitigation measures.

| <b>V. CULTURAL RESOURCES.</b> Would the project:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 <b>(21)</b> ?    |                                |                                       |                              | X         |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 <b>(21)</b> ? |                                |                                       | X                            |           |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature <b>(23)</b> ?            |                                |                                       |                              | X         |
| d) Disturb any human remains, including those interred outside of formal cemeteries <b>(24)</b> ?                                 |                                |                                       | X                            |           |

#### Comments.

Based upon a site visit and review of the aerial photos **(1)**, there is no evidence that cultural resources exist within the project site. In addition, the site is not on the list of previously recorded cultural resources **(23)**. This list, which was compiled as part of the 2010 General Plan Update; was compiled from the inventory of the National Register of Historic Properties, the California Historic Landmarks list, the California Points of Historic Interest list, and the California State Resources Inventory for San Bernardino County. Past records of paleontological resources were also evaluated as part of the General Plan. This research was compiled from records at the Archaeological Information Center currently located at the University of California in Fullerton. Based upon this review, paleontological resources are not expected to exist on the project site. Further, the Cultural Resources Sensitivity Map indicates that the site has a low sensitivity potential for containing cultural resources **(23)**.

In the event that human remains are discovered during grading activities, grading shall cease until the County Coroner has made the necessary findings in accordance with the California Environmental Quality Act (CEQA) **(24)**. Should the Coroner determine that the remains are Native American, the Native American Heritage Commission (NAHC) shall be contacted and the remains shall be handled in accordance with Public Resources Code Section 5097.98. The NAHC has indicated that the City and Sphere of Influence does not contain any sacred lands **(25)**. Consequently, approval of the project will not have an impact upon cultural resources.

| <b>VI. GEOLOGY AND SOILS.</b> Would the project:   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                |                                       |                              |           |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 <b>(26 &amp; 27)</b> . |                                |                                       |                              | X         |
| ii) Strong seismic ground shaking <b>(26 &amp; 28)</b> ?   |                                |                                       | X                            |           |

|   |  |  |   |   |
|---|--|--|---|---|
| iii) Seismic-related ground failure, including liquefaction <b>(8 &amp; 26)</b> ?   |  |  |   | X |
| iv) Landslides <b>(26)</b> ?  |  |  |   | X |
| b) Result in substantial soil erosion or the loss of topsoil <b>(8)</b> ?   |  |  | X |   |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse <b>(8 &amp; 26)</b> ? |  |  |   | X |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property <b>(8 &amp; 27)</b> ?   |  |  |   | X |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater <b>(8 &amp; 27)</b> ?   |  |  |   | X |

#### Comments.

The City and Sphere of Influence (SOI) is near several major faults, including the San Andreas, North Frontal, Cleghorn, Cucamonga, Helendale, and San Jacinto faults **(28)**. The nearest fault to the site is the North Frontal fault, located approximately five miles to the east of the City. The Alquist-Priolo Earthquake Fault Zoning Act prohibits structures designed for human occupancy within 500 feet of a major active fault and 200 to 300 feet from minor active faults **(29)**. The project site is not located within an Alquist-Priolo Earthquake Fault Zone **(26, 27 & 28)**. Further, the site is not in an area which has the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse **(27)**.

As a function of obtaining a building final, the proposed development will be built in compliance with the Hesperia Municipal Code and the Building Code **(68)**, which ensures that the buildings will adequately resist the forces of an earthquake. In addition, prior to issuance of a grading permit, a soil study is required, which shall be used to determine the load bearing capacity of the native soil. Should the load bearing capacity be determined to be inadequate, compaction or other means of improving the load bearing capacity shall be performed in accordance with all development codes to assure that all structures will not be negatively affected by the soil.

The soil at this location is classified by the U.S. Soil Conservation Service as Helendale loamy sand, 0 to 2 percent slopes. This soil is limited by high soil blowing hazard, high water intake rate, and low to moderate available water capacity **(8)**. During construction, soil erosion will be limited through compliance with an approved erosion control plan in accordance with National Pollution Discharge Elimination System (NPDES) and Storm Water Prevention Plan (SWPP) regulations. Although disturbance of the soil will result in significant soil loss due to wind erosion, the site will be fully developed with buildings, paved parking, drive aisles, and landscaping **(4)**. These improvements will ensure that soil disturbance will not result in significant soil erosion.

The site is in proximity to City sewer and will require connection to sewer which meets Victor Valley Wastewater Reclamation Authority and Lahontan Regional Water Quality Control Board regulations and City standards **(30)**. Consequently, approval of the project will not have an impact upon geology or soils.

| VII. GREENHOUSE GAS EMISSIONS. Would the project:   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment <b>(31)</b> ?                  |                                |                                       | X                            |           |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases <b>(31, 32 &amp; 33)</b> ? |                                |                                       | X                            |           |

### Comments.

Assembly Bill 32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms that will ultimately reduce California's greenhouse gas emissions to 1990 levels by 2020. In addition, Senate Bill 97 requires that all local agencies analyze the impact of greenhouse gases under CEQA and task the Office of Planning and Research (OPR) to develop CEQA guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions..."

On April 13, 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for greenhouse gas emissions, as required by Senate Bill 97 (Chapter 185, 2007). The Natural Resources Agency forwarded the adopted amendments and the entire rulemaking file to the Office of Administrative Law (OAL) on December 31, 2009. On February 16, 2010, OAL approved the Amendments, which became effective on March 18, 2010 **(73)**. This initial study has incorporated these March 18, 2010 Amendments.

Lead agencies may use the environmental documentation of a previously adopted Plan to determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements of the Plan or mitigation program under specified circumstances. As part of the General Plan Update, the City adopted a Climate Action Plan (CAP)**(31)**. The CAP provides policies along with implementation and monitoring which will enable the City of Hesperia to reduce greenhouse emissions 29 percent below business as usual by 2020, consistent with AB 32 **(32)**.

Development of the proposal is consistent with the greenhouse gas (GHG) emissions analyzed by the General Plan Update Environmental Impact Report (GPUEIR). The senior housing project is adjacent to commercial uses, which reduces the number of vehicular trips, by providing daily services within walking distances. The development will meet energy conservation measures that meet or exceed Title 24 standards. Landscape areas within the development are required to ensure water efficient plants and a low-flow irrigation system are maintained. In addition, a water budget is required to ensure a water efficient landscaping and irrigation system. Consequently, the impact upon GHG emissions associated with the proposed project is less than significant.

| VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials <b>(4 &amp; 34)</b> ?   |                                |                                       | X                            |           |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment <b>(4 &amp; 34)</b> ? |                                |                                       | X                            |           |

|   |  |  |   |   |
|---|--|--|---|---|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school <b>(4)</b> ?   |  |  | X |   |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment <b>(1)</b> ?                                       |  |  |   | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area <b>(18)</b> ? |  |  |   | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area <b>(36)</b> ?  |  |  |   | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan <b>(37)</b> ?  |  |  |   | X |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands <b>(4)</b> ?  |  |  |   | X |

### Comments.

The project site is not listed in any of the following hazardous sites database systems, so it is unlikely that hazardous materials exist on-site:

- National Priorities List [www.epa.gov/superfund/sites/query/basic.htm](http://www.epa.gov/superfund/sites/query/basic.htm). List of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. There are no known National Priorities List sites in the City of Hesperia.
- Site Mitigation and Brownfields Reuse Program Database [www.dtsc.ca.gov/database/Calsites/Index.cfm](http://www.dtsc.ca.gov/database/Calsites/Index.cfm). This database (also known as CalSites) identifies sites that have known contamination or sites that may have reason for further investigation. There are no known Site Mitigation and Brownfields Reuse Program sites in the City of Hesperia.
- Resource Conservation and Recovery Information System [www.epa.gov/enviro/html/rcris/rcris\\_query\\_java.html](http://www.epa.gov/enviro/html/rcris/rcris_query_java.html). Resource Conservation and Recovery Information System is a national program management and inventory system of hazardous waste handlers. There are 53 Resource Conservation and Recovery Act facilities in the City of Hesperia, however, the project site is not a listed site.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) (<http://cfpub.epa.gov/supercpad/cursites/srchsites.cfm>). This database contains information on hazardous waste sites, potentially hazardous waste sites, and remedial activities across the nation. There is one Superfund site in the City of Hesperia, however, the project site is not located within or adjacent to the Superfund site.
- Solid Waste Information System (SWIS) (<http://www.ciwmb.ca.gov/SWIS/Search.asp>). The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. There are three solid waste facilities in the City of Hesperia, however the project site is not listed.
- Leaking Underground Fuel Tanks (LUFT)/ Spills, Leaks, Investigations and Cleanups (SLIC) (<http://geotracker.waterboards.ca.gov/search/>). This site tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. There are fourteen LUFT sites in the City of Hesperia, six of which are closed cases. The project site is not listed as a LUFT site and there are no SLIC sites in the City of Hesperia.
- There are no known Formerly Used Defense Sites within the limits of the City of Hesperia.

Formerly Used Defense Sites

<http://hq.environmental.usace.army.mil/programs/fuds/fudsinv/fudsinv.html>.

The proposed multi-family residential development will not conflict with air traffic nor emergency evacuation plans. The site is just over three miles north from the Hesperia Airport and is therefore not within a restricted use zone associated with air operations **(36)**. Consequently, implementation of the project will not cause safety hazards to air operations. The site is also not along an emergency evacuation route or near a potential emergency shelter **(37)**. Consequently, the project will not interfere with emergency evacuation plans.

The project's potential for exposing people and property to fire and other hazards was also examined. The site is located within an urbanized area and is not in an area susceptible to wildland fires. The southernmost and westernmost portions of the City are at risk, due primarily to proximity to the San Bernardino National Forest **(38 & 43)**. All new structures associated with this project will be constructed to the latest building standards including applicable fire codes. Consequently, approval of the project will not have any impact upon or be affected by hazards and hazardous materials with compliance with an approved HMBP and required mitigation measures.

| IX. HYDROLOGY AND WATER QUALITY. Would the project:   |                                |                                       |                              |           |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
| a) Violate any water quality standards or waste discharge requirements <b>(39)</b> ?  |                                |                                       | X                            |           |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted) <b>(41 &amp; 42)</b> ? |                                |                                       | X                            |           |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site <b>(44)</b> ?   |                                |                                       | X                            |           |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site <b>(44)</b> ?  |                                |                                       | X                            |           |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff <b>(44)</b> ?  |                                |                                       | X                            |           |
| f) Otherwise substantially degrade water quality <b>(44)</b> ?  |                                |                                       | X                            |           |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map <b>(4 &amp; 45)</b> ?   |                                |                                       |                              | X         |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows <b>(4, 45 &amp; 54)</b> ?  |                                |                                       |                              | X         |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam <b>(44 &amp; 53)</b> ?  |                                |                                       |                              | X         |

|  |  |  |  |   |
|--|--|--|--|---|
| j) Inundation by seiche, tsunami, or mudflow (46)? |  |  |  | X |
|--|--|--|--|---|

**Comments.**

Development of the site will disturb more than one-acre of land area. Consequently, the project will be required to file a Notice of Intent (NOI) and obtain a general construction National Pollution Discharge Elimination System (NPDES) permit prior to land disturbance (39). Issuance of a Storm Water Pollution Prevention Plan (SWPPP) will also be required, which specifies the Best Management Practices (BMP) that will be implemented to prevent construction pollutants from contacting storm water (40). Obtaining the NPDES and implementing the SWPPP is required by the State Water Resources Control Board (WRCB) and the California Regional Water Quality Control Board (RWQCB). These are mandatory and NPDES and SWPPP have been deemed adequate by these agencies to mitigate potential impacts to water quality during project construction.

The development may change absorption rates and potential drainage patterns, as well as affect the amount of surface water runoff (4). Therefore, the project shall retain the drainage created on-site beyond that which has occurred historically within an approved drainage system in accordance with City of Hesperia Resolution 89-16 (44). The on-site drainage will be conveyed through a private storm drain system. An underground infiltration system will be designed to detain and infiltrate the required peak mitigation. In addition, the site is not within a Flood Zone, based upon the latest Flood Insurance Rate Map (54).

The City is downstream of three dams. These are the Mojave Forks, Cedar Springs, and Lake Arrowhead Dams. In the event of a catastrophic failure of one or more of the dams, a portion of the project site has the potential to be inundated by floodwater (44 & 53). The areas most affected by a dam failure are located in the low lying areas within the Tapestry Specific Plan, most of the Antelope Valley Wash, and properties near the Mojave River.

The City of Hesperia is located just north of the Cajon Pass at an elevation of over 2,500 feet above sea level, which is over 60 miles from the Pacific Ocean. As such, the City is not under threat of a tsunami, otherwise known as a seismic sea wave (46). Similarly, the potential for a seiche to occur is remote, given the limited number of large water bodies within the City and its sphere. A seiche would potentially occur only in proximity to Silverwood Lake, Hesperia Lake and at recharge basins (46). In addition, the water table is significantly more than 25 feet from the surface. Therefore, the mechanisms necessary to create a mudflow; a steep hillside with groundwater near the surface, does not exist at this location (8).

The Mojave Water Agency (MWA) has adopted a regional water management plan for the Mojave River basin. The Plan references a physical solution that forms part of the Judgment in City of Barstow, et. al. vs. City of Adelanto, et. al., Riverside Superior Court Case No. 208548, an adjudication of water rights in the Mojave River Basin Area (Judgment). Pursuant to the Judgment and its physical solution, the overdraft in the Mojave River Basin is addressed, in part, by creating financial mechanisms to import necessary supplemental water supplies. The MWA has obligated itself under the Judgment "to secure supplemental water as necessary to fully implement the provisions of this Judgment." Based upon this information the project will not have a significant impact on water resources not already addressed in the Judgment or the City's Urban Water Management Plan (UWMP) adopted in 1998. Furthermore, a letter dated May 21, 1997 from the MWA's legal counsel confirmed for the City that the physical solution stipulated to by the Hesperia Water District provides the mechanism to import additional water supplies into the basin (41).

The Hesperia Water District (HWD) is the water purveyor for the City and much of its Sphere of Influence (SOI). The UWMP indicates that the City is currently using available water supply, which is projected to match demand beyond the year 2030 (42). The HWD has maintained a water surplus through purchase of water transfers, allocations carried over from previous years, and recharge efforts. Therefore, the

impact upon hydrology and water quality associated with this project is considered less than significant.

| <b>X. LAND USE AND PLANNING.</b> Would the project:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Physically divide an established community <b>(1)</b> ?   |                                |                                       |                              | X         |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect <b>(47)</b> ? |                                |                                       |                              | X         |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan <b>(18)</b> ?   |                                |                                       |                              | X         |

#### Comments.

The site is currently vacant and a 50-unit multi-family residential development for seniors is proposed on the site **(1)**. The use will not physically divide an established community. The project involves a Specific Plan Amendment from LDR to HDR. The LDR zone, which is the site's current designation, allows a density of 2-8 dwelling units per acre (du/ac). The maximum number of units allowed in the LDR zone is 18 units based on 2.3 gross acres. The HDR zone allows a density of 15-20 du/ac. The maximum number of units allowed in the HDR zone is 46 units. In addition to a Specific Plan Amendment, the project proposes a density bonus agreement of 4 dwelling units above the 46 dwelling units allowed by the HDR Zone. In return for a density bonus, twenty percent of the development or 10 units will be restricted to Low-income Qualified Households. All units will be for seniors. State policies, as well as the City's General Plan Housing Element supports a project like this in that it adds to the local inventory of affordable housing. The development is also adjacent to commercial uses, which helps reduce the number of vehicular trips, as residents can walk to obtain services.

The project site is not within the boundary of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The General Plan Background Technical Report identifies two sensitive vegetation communities **(18)**. These vegetation communities, the Southern Sycamore Alder Woodland and Mojave Riparian Forest community, exist within the Tapestry Specific Plan and vicinity **(18)**. The project site is located approximately four miles north of this specific plan within the developed portion of the City. Therefore, development of the project would have a less than significant impact upon land use and planning.

| <b>XI. MINERAL RESOURCES.</b> Would the project:   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state <b>(48)</b> ?                                |                                |                                       |                              | X         |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan <b>(48)</b> ? |                                |                                       |                              | X         |

#### Comments.



According to data in the Conservation Element of the City's General Plan, no naturally occurring important mineral resources occur within the project site **(48)**. Known mineral resources within the City and sphere include sand and gravel, which are prevalent within wash areas and active stream channels. Sand and gravel is common within the Victor Valley. The mineral resources within the property are not unique locally or regionally and need not be preserved. Consequently, the proposed project would not have an impact upon mineral resources.

| <b>XII. NOISE.</b> Would the project result in:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies <b>(1, 4 &amp; 49)</b> ?  |                                |                                       | X                            |           |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels <b>(50 &amp; 51)</b> ?  |                                |                                       | X                            |           |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project <b>(52)</b> ?  |                                |                                       | X                            |           |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project <b>(52)</b> ?  |                                |                                       | X                            |           |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels <b>(36)</b> ? |                                |                                       |                              | X         |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels <b>(36)</b> ?  |                                |                                       |                              | X         |

#### Comments.

Approval of the proposed project will result in both construction noise and operational noise, mostly associated with trucks and vehicular traffic to and from the site. According to the General Plan, the majority of noise sources within the City are mobile sources, which include motor vehicles and aircraft **(49)**. Freeways, major arterials, railroads, airports, industrial, commercial, and other human activities contribute to noise levels. Noises associated with this type of project will be mostly from traffic caused by arriving and departing vehicles (residents, vehicle service, and deliveries).

Construction noise levels associated with any future construction activities will be slightly higher than the existing ambient noise levels in the vicinity of the project site. Noise generated by construction equipment, including trucks, graders, backhoes, well drilling equipment, bull-dozer, concrete mixers and portable generators can reach high levels and is typically one of the sources for the highest potential noise impact of a project. However, the construction noise would subside once construction is completed. The proposed project must adhere to the requirements of the City of Hesperia Noise Ordinance **(49)**. The Noise Ordinance contains an exemption from the noise level regulations during grading and construction activities occurring between 7:00 A.M. and 7:00 P.M., Monday through Saturday, except federal holidays.

The nearest major roadway in the vicinity to the development is Eleventh Avenue along the eastern project boundary. This rural collector roadway generates noise levels up to 65 CNEL **(55)**. The boundary of the site is more than seven miles from the Hesperia Airport, and three miles from Interstate 15. At this distance, the project is not impacted by any safety zones associated with this private airport **(36)**. The project site is even farther from the Southern California Logistics Airport (SCLA) and the

Apple Valley Airport and will not be affected by any safety zones for these airports. In addition, the site is over one mile from the Burlington Northern Santa Fe Railroad **(51 & 56)**. Therefore, area impacts by noise and vibration generated by the project are less than significant.

Certain activities particularly sensitive to noise include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration, which will not be impacted. Hospitals and convalescent homes, churches, libraries, and childcare facilities are also considered noise-sensitive uses as are residential and school uses. The nearest sensitive uses are the residences to the south and a church to the west. However, construction noise will subside once the construction phase is completed.

The General Plan Update identifies areas where future residential, commercial, industrial, and institutional development will occur. The GPUEIR analyzed the noise impact upon build-out of the General Plan to the maximum allowable density permitted by the Land Use Plan. Based upon the analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with noise impacts **(15)**. No additional noise impact beyond that previously analyzed would occur.

| <b>XIII. POPULATION AND HOUSING.</b> Would the project:   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) <b>(4)</b> ? |                                |                                       | X                            |           |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere <b>(1)</b> ?   |                                |                                       |                              | X         |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere <b>(1 &amp; 9)</b> ?   |                                |                                       |                              | X         |

#### Comments.

The site is in close proximity to water, sewer, and other utility systems **(30)**. As a result, development of the project would not require significant extension of major improvements to existing public facilities. The site is vacant and is identified for a Senior multi-family development **(1 & 9)**. Therefore, the project will not displace any existing housing, necessitating the construction of replacement housing elsewhere.

The population in Hesperia has increased mainly because of the availability of affordable housing in the high desert and its proximity to the job-rich areas of the Inland Empire. The proposed development will not induce substantial population growth as the development will provide 50 addition housing units for future and existing residents. Based upon the limited size, development of the project would have a less than significant impact upon population and housing.

| <b>XIV. PUBLIC SERVICES.</b> | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|------------------------------|--------------------------------|---------------------------------------|------------------------------|-----------|
|                              |                                |                                       |                              |           |

|   |  |  |   |  |
|---|--|--|---|--|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services (1 & 2): |  |  | X |  |
| Fire protection? (1 & 2)  |  |  | X |  |
| Police protection? (1 & 2)  |  |  | X |  |
| Schools? (1 & 2)  |  |  | X |  |
| Parks? (1 & 2)  |  |  | X |  |
| Other public facilities? (1 & 2)  |  |  | X |  |

**Comments.**

The proposed project will create a very slight increase in demand for public services (2). The project will connect to an existing 12-inch water line in Eleventh Avenue. The project will extend an 8" minimum sewer main along Eleventh Avenue from Main Street to the southerly property line of the project (30). Full street improvements comprised of curb, gutter, and sidewalk will be constructed along the project frontage as part of development of the site (61). Additionally, development impact fees will be assessed at the time that building permits are issued for construction of the site (59). These fees are designed to ensure that appropriate levels of capital resources will be available to serve any future development. Consequently, satisfactory levels of public services will be maintained. Therefore, the proposed project will not have a significant impact upon public services.

| <b>XV. RECREATION.</b>   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (9)? |                                |                                       | X                            |           |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (4)?                        |                                |                                       | X                            |           |

**Comments.**

Construction of this project will result in a slight increase in population growth beyond that which is planned for in the City's Land Use Element and the Specific Plan. The specific plan amendment and the Density Bonus and Incentive Agreement will allow for 32 additional dwelling units beyond that analyzed by the GPUEIR. The project includes a host of recreational amenities; including a pool and spa, a clubhouse, and a picnic area with barbeque (4). Consequently, the development will provide recreational venues for seniors. Further, the developer will be responsible for paying park fees (59), which ensure that any additional impact to existing recreational facilities will be lessened. Therefore, the proposed project will have minimal impact upon existing recreational facilities.

| XVI. TRANSPORTATION / TRAFFIC. Would the project:  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit <b>(63)</b> ? |                                |                                       | X                            |           |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways <b>(64)</b> ?  |                                |                                       | X                            |           |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks <b>(36)</b> ?   |                                |                                       | X                            |           |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) <b>(1 &amp; 61)</b> ?  |                                |                                       | X                            |           |
| e) Result in inadequate emergency access <b>(4)</b> ?  |                                |                                       | X                            |           |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities <b>(64 &amp; 65)</b> ?   |                                |                                       |                              | X         |

### Comments.

The project is located within the LDR Zone, which allows a density range of 2 to 8 dwelling units per acre. Based upon construction of a single-family detached housing development to the maximum allowable density on 2.3 gross acres zoned LDR, a maximum of 18 units is allowed. The Institute of Transportation Engineers' (ITE) Trip Generation Manual estimates that 18 residential units would generate approximately 172 daily vehicle trips. This is based upon 9.57 vehicular trips per dwelling unit.

The project proposes to be within the HDR Zone, which allows a density range of 15 to 20 dwelling units per acre. Based upon construction of a multi-family housing development to the maximum allowable density on 2.3 gross acres zoned HDR, a maximum of 46 units is allowed. The developer is requesting for a density bonus of four units increasing the total number of units proposed to 50 units. The Institute of Transportation Engineers' (ITE) Trip Generation Manual estimates that 50 residential units would generate approximately 186 daily vehicle trips. This is based upon 3.71 vehicular trips per dwelling unit.

Based upon the average daily vehicle trip ends from the ITE Trip Generation Manual, the Specific Plan Amendment will result in an increase in 13 more trip ends than the number of trip ends currently allowed by the LDR Zone. The proposed development fronts upon Eleventh Avenue, which will be constructed as a rural collector street. As part of development of this project, this street will be constructed to City standards, including curb, gutter, and sidewalk across the project frontages and pavement tapers beyond the frontage **(63)**. Due to its size, the project alone will not result in changes to traffic patterns in the area. In the long term, the City will have to construct capital improvements consistent with the Circulation Element, including widening arterials and collectors to ultimate capacity, redesigning intersections to operate more efficient, and synchronize signals along major roadways. New developments in the City will continue to construct street improvements necessary to make their projects work, as well as pay traffic

impact fees. Traffic impact fees will be collected as development occurs, which will help fund the Capital Improvement Program. As a result, the impact of the proposed project upon transportation facilities is considered to be less than significant.

The project site is located three miles from the Hesperia Airport and is not within an airport safety zone (36). Consequently, the project will not cause a change in air traffic patterns nor an increase in traffic levels or location. The project site will also not impact the air traffic patterns for the Southern California Logistics Airport nor the Apple Valley Airport.

The General Plan Update identifies areas where future residential, commercial, industrial, and institutional development will occur. The GPUEIR analyzed the impact upon transportation at build-out of the General Plan to the maximum allowable density permitted by the Land Use Plan. Based upon the analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with transportation impacts (15).

| XVII. TRIBAL CULTURAL RESOURCES.   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:                           |                                |                                       |                              |           |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or   |                                |                                       |                              | X         |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. |                                |                                       |                              | X         |

The questions related to impacts to tribal cultural resources required as part of Assembly Bill 52 approved by the Office of Administrative Law on September 27, 2016 were included in this checklist. All California Native American tribes that requested to be informed pursuant to Public Resources Code 21080.3.1(a) were notified prior to release of this environmental document. No tribe requested in depth consultation within 30 days of receipt of the formal notification. Staff works closely with San Manuel Band of Mission Indians, and standard language will be included in the conditions of approval ensuring protocol is followed should tribal resources be discovered during grading activities.

The Cultural Resources Sensitivity Map within the Cultural Resource background technical report of the General Plan Update indicates that the site has a low sensitivity potential for containing cultural resources (23). The site was investigated by Tetra Tech, Inc. on December 2004. After a thorough literature review and records search Tetra Tech, Inc. did not find evidence of tribal cultural resources (58). Consequently, approval of the project will not have an impact upon cultural resources.

| XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board <b>(66)</b> ?  |                                |                                       |                              | X         |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects <b>(67 &amp; 68)</b> ?                            |                                |                                       | X                            |           |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects <b>(69)</b> ?  |                                |                                       | X                            |           |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed <b>(41 &amp; 42)</b> ?  |                                |                                       | X                            |           |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments <b>(67 &amp; 68)</b> ? |                                |                                       |                              | X         |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs <b>(70 &amp; 72)</b> ?  |                                |                                       | X                            |           |
| g) Comply with federal, state, and local statutes and regulations related to solid waste <b>(71)</b> ?  |                                |                                       | X                            |           |

#### Comments.

The project will connect to an existing 12-inch water line in Eleventh Avenue. The project will extend an 8" minimum sewer main along Eleventh Avenue from Main Street to the southerly property line of the project **(30)**. As part of construction of the project, the City requires installation of an on-site drainage system which will retain any additional storm water created by the impervious surfaces developed as part of the project **(69)**. Consequently, based upon a 100-year storm event, development of this project will not increase the amount of drainage impacting downstream properties beyond that which would occur prior to its development. Additionally, the drainage system will contain a filtration system preventing contamination of the environment.

The Mojave Water Agency (MWA) has adopted a regional water management plan for the Mojave River basin. The Plan references a physical solution that forms part of the Judgment in City of Barstow, et. al. vs. City of Adelanto, et. al., Riverside Superior Court Case No. 208548, an adjudication of water rights in the Mojave River Basin Area (Judgment). Pursuant to the Judgment and its physical solution, the overdraft in the Mojave River Basin is addressed, in part, by creating financial mechanisms to import necessary supplemental water supplies. The MWA has obligated itself under the Judgment "to secure supplemental water as necessary to fully implement the provisions of this Judgment." Based upon this information the project will not have a significant impact on water resources not already addressed in the Judgment or the City's Urban Water Management Plan (UWMP) adopted in 1998. Furthermore, in a letter dated May 21, 1997 from the MWA's legal counsel confirmed for the City that the physical solution stipulated to by the Hesperia Water District provides the mechanism to import additional water supplies into the basin **(41)**.

The Hesperia Water District (HWD) is the water purveyor for the City and much of its Sphere of Influence (SOI). The UWMP indicates that the City is currently using available water supply, which is projected to match demand beyond the year 2030 **(42)**. The HWD has maintained a water surplus through purchase of water transfers, allocations carried over from previous years, and recharge efforts.

The City is in compliance with the California Integrated Waste Management Act of 1989, which requires that 50 percent of the solid waste within the City be recycled (**72**). Currently, approximately 63 percent of the solid waste within the City is being recycled (**70 & 71**). The waste disposal hauler for the City has increased the capacity of its Materials Recovery Facility (MRF) to 1,500 tons per day in order to accommodate future development. Therefore, the project will not cause a significant negative impact upon utilities and service systems.

| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.   |  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? |  |                                | X                                     |                              |           |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)  |  |                                |                                       | X                            |           |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  |  |                                | X                                     |                              |           |

#### Comments.

Based upon the analysis in this initial study, a Mitigated Negative Declaration may be adopted. Development of this project will have a minor effect upon the environment. These impacts are only significant to the degree that mitigation measures are necessary.

#### XIV. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

The Certified General Plan Environmental Impact Report.

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

a) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

The following mitigation measures are recommended as a function of this project.

1. The applicant shall water all unpaved areas as necessary to control dust.
2. A pre-construction survey for the burrowing owl shall be conducted by a City approved, licensed biologist, no more than 30 days prior to commencement of grading.

**Authority:** Public Resources Code Sections 21103 and 21107.

## REFERENCES

- (1) Aerial photos of the City of Hesperia flown taken in Spring 2018 and on-site field investigations conducted in October 2018.
- (2) Section 3.1.2 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.1-3.
- (3) Section 3.0 of the 2010 City of Hesperia General Plan Open Space Element, pages OS-13 thru OS-27.
- (4) Application and related materials for Site Plan Review SPR18-00010, Specific Plan Amendment SPLA18-00001, and Density Bonus Agreement DA18-00001.
- (5) Main Street and Freeway Corridor Specific Plan
- (6) Chapter 16.16, Article I of the Development Code, including the general plan land use map
- (7) Section 3.1.4 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.1-6.
- (8) United States Soil Conservation Service Soil Survey of San Bernardino County, California, Mojave River Area, Pages 23 thru 24 and Map Sheet No. 31.
- (9) 2010 Official Map showing the General Plan Land Use and zoning of the City of Hesperia and its sphere of influence.
- (10) 2010 Fire and Resource Assessment Program (FRAP), prepared by the California Department of Forestry and Fire Protection, Figure 1.5.
- (11) 2010 Fire and Resource Assessment Program (FRAP), prepared by the California Department of Forestry and Fire Protection, Figure 1.1.4.
- (12) Air Quality Section of the 2010 City of Hesperia General Plan Conservation Element, pages CN-47 thru CN-51.
- (13) Section 3.3 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 3.3-1 thru 3.3-30.
- (14) Mojave Desert Air Quality Management District, Federal Particulate Matter (PM10) Attainment Plan, July 31, 1995.
- (15) Statement of overriding considerations for the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR).
- (16) Focused Survey for Agassiz's Desert Tortoise, Habitat Assessments for Burrowing Owl and Mohave Ground Squirrel, and General Biological Resource Assessment prepared Circle Mountain Biological Consultants, Inc. dated December 2017
- (17) Chapter 16.24 of the City of Hesperia Municipal Code, Article II. Desert Native Plant Protection.
- (18) Section 3.2 of the 2010 City of Hesperia General Plan Update Conservation Element background technical report, pages 8 and 9.
- (19) Section 3.3.2 of the 2010 City of Hesperia General Plan Update Conservation Element background technical report, pages 14 thru 25.



- (20) 1988 United States Bureau of Land Management California Desert Conservation Area map.
- (21) Appendix C of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report, pages C-1 thru C-34.
- (22) Section 6 of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report, pages 22 thru 38.
- (23) Cultural Resource Sensitivity Map Exhibit 5c of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report.
- (24) Section 7 of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report, pages 61 and 62.
- (25) Letter dated September 25, 2006 from Dave Singleton of the Native American Heritage Commission within Appendix B of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report.
- (26) Section 3.0 of the 2010 City of Hesperia General Plan Safety Element, pages SF-5 thru SF-8.
- (27) Exhibit SF-1 of Section 3.0 of the 2010 City of Hesperia General Plan Safety Element, page SF-9.
- (28) Figure 1-2 of Section 1.2 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, page 1-5.
- (29) Chapter 1 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, page 1-12.
- (30) Current Hesperia water and sewer line atlas
- (31) Section 1 of the 2010 City of Hesperia General Plan Update Climate Action Plan, page 1.
- (32) Section 3 of the 2010 City of Hesperia General Plan Update Climate Action Plan, page 18.
- (33) Table 5 of Section 3 of the 2010 City of Hesperia General Plan Update Climate Action Plan, page 20 and 21.
- (34) Hazardous Materials Section of the 2010 Hesperia General Plan Safety Element, page SF-32.
- (35) Section 5 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, pages 5-4 and 5-5.
- (36) Section 3 of the 2010 City of Hesperia General Plan Update Land Use Element, pages LU-71 and LU-72.
- (37) Disaster Preparedness, Response, and Recovery Section of the 2010 Hesperia General Plan Safety Element, pages SF-37 thru SF-48.
- (38) Fire Hazard Section of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.7-9.
- (39) Section 3.8.3 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.8-13.
- (40) Section 3.8.3 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.8-15.
- (41) Section 3.0 of the 2010 City of Hesperia General Plan Update Conservation Element, pages CN-7 thru CN-10.
- (42) Mojave Water Agency letter dated March 27, 1996.
- (43) Exhibit SF-3 of the 2010 City of Hesperia General Plan Update Safety Element, page SF-21.
- (44) Flooding Hazards Section of the 2010 City of Hesperia General Plan Update Safety Element, pages SF-16 thru SF-18.

- (45) 1996 Hesperia Master Plan of Drainage
- (46) Section 3.0 of the 2010 City of Hesperia General Plan Update Safety Element, page SF-8.
- (47) Chapter 7(F) of the Main Street and Freeway Corridor Specific Plan
- (48) Section 3.0 of the 2010 City of Hesperia General Plan Update Conservation Element, page CN-20.
- (49) Section 2.0 of the 2010 City of Hesperia General Plan Update Noise Element, page NS-4.
- (50) Section 16.20.125 of the Hesperia Municipal Code, pages 464 thru 467 and Table NS-5 of Section 2.0 of the 2010 City of Hesperia General Plan Update Noise Element, pages NS-11 and NS-12.
- (51) Table 7 of Section 2.2.1 of the 2010 City of Hesperia General Plan Update Noise Element background technical report, page 22.
- (52) Table 3.11-10 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.11-45.
- (53) Dam Inundation Map within Section 3.2 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, page 3-22.
- (54) FEMA Flood Map within Section 3.1 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, page 3-9.
- (55) Table 9 within Section 2.2 of the 2010 City of Hesperia General Plan Update Noise Element background technical report, page 29.
- (56) Section 2.0 of the 2010 City of Hesperia General Plan Update Noise Element, page NS-13.
- (57) 2012 Trip Generation Manual, Volume II, 9<sup>th</sup> Edition, Institute of Transportation Engineers
- (58) An Archaeological and Paleontological Resources Survey prepared by Tetra Tech, Inc dated December 2004.
- (59) 1991 City of Hesperia Ordinance 180 entitled "An Ordinance of the City Council of the City of Hesperia, California, Establishing a Development Impact Fee for all New Residential, Commercial, and Industrial Structures" and Resolution No. 2007-110 on November 20, 2007. Park impact fees are established by the Hesperia Recreation and Park District. School fees are established by the Hesperia Unified School District.
- (60) 2016 California Plumbing Code
- (61) Section 16.12.080-16.12.100 Site Plan Review of the Hesperia Development Code
- (62) California Health and Safety Code Section 25232 (b) (1) (A-E).
- (63) Traffic Circulation Plan within Section 3.0 of the 2010 City of Hesperia General Plan Update Circulation Element, page CI-17.
- (64) Section 2.2 of the 2010 City of Hesperia General Plan Update Circulation Element background technical report, page 4.
- (65) Sections 6.3 and 6.4 of the 2010 City of Hesperia General Plan Update Circulation Element background technical report, pages 74 and 75.
- (66) Section 3.8 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 3.8-8 thru 3.8-14.
- (67) Environmental policies of the Lahontan Regional Water Quality Control Board regarding use of private wastewater treatment systems.
- (68) 2016 California Building Code

- (69) Hydrology & Hydraulic Calculations prepared by Anacal Engineering Co
- (70) 2014 California Department of Resources, Recycling and Recovery Annual AB939 Report.
- (71) California Integrated Waste Management Act (AB 939).
- (72) Quarterly data of the San Bernardino County Disposal Reporting System for the 3<sup>rd</sup> quarter 2014.
- (73) Section 15183.5 – Tiering and Streamlining the Analysis of Greenhouse Gas Emissions, March 18, 2010 Amendments to the Guidelines for Implementation of the California Environmental Quality Act.

